

Eagle County, Colorado — #1 of 6: Real Estate Lessors

Eagle & Pitkin Lead in Real Estate Lessors

Source: ALEX Intelligence, 2026

Swipe for insights →

THE DATA

34

Real Estate Lessors (2022)

Eagle County leads the Colorado High Country in the number of real estate lessors, matching Pitkin County at the top of the regional ranking.

This concentration of lessors in Eagle and Pitkin Counties reflects a structural shift toward institutional and private ownership models in high-value mountain communities. With 34 lessors each, these counties are becoming hubs for passive real estate investment, particularly in second-home and rental portfolios. The data signals a maturing market where ownership is increasingly institutionalized, even as demand remains fiercely competitive.

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 5311 (Lessors of real estate) · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-21-high-country-ind-5311-county>

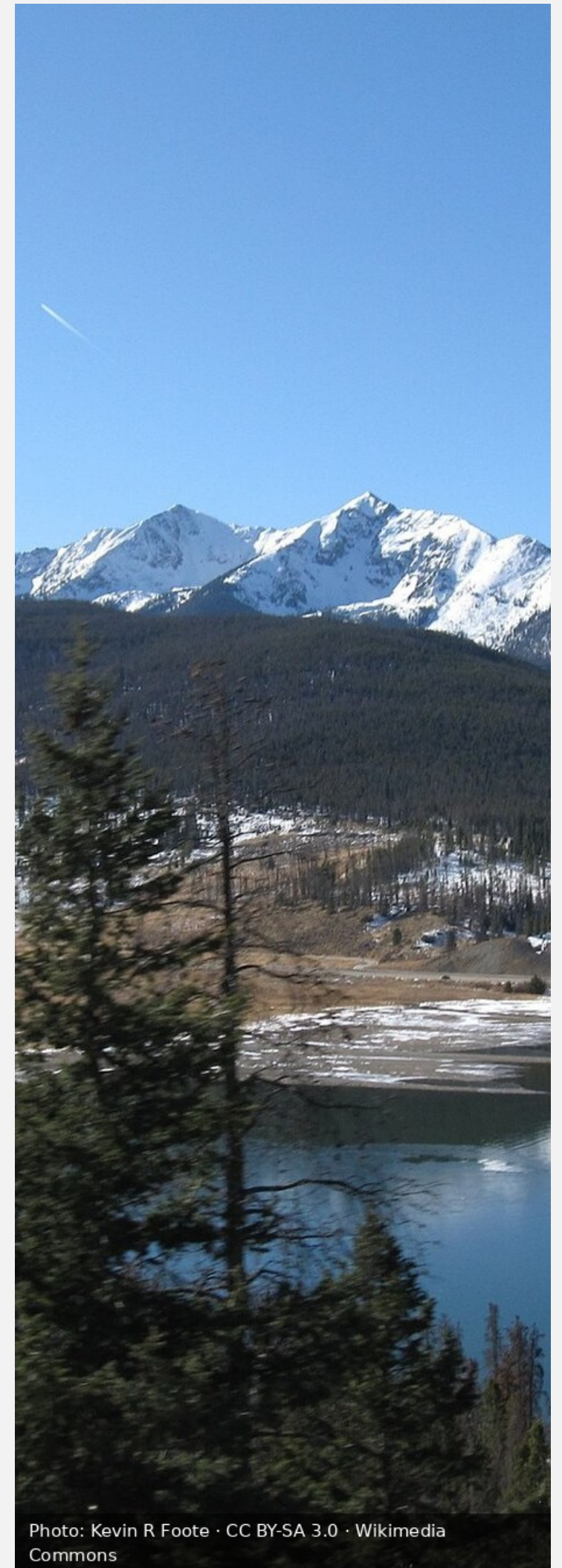


Photo: Kevin R Foote · CC BY-SA 3.0 · Wikimedia Commons

01

Ownership Is Becoming Institutional

The top two counties in real estate lessors—Eagle and Pitkin—now host the highest concentration of non-resident, income-driven property ownership in the High Country. This is not merely about vacation homes; it reflects a long-term strategy by investors and private equity to secure stable, high-yield rental assets in a region with constrained supply. The rise of lessors indicates that the market is shifting from a speculative, buyer-driven model to one where capital is deploying to capture consistent returns.

02

Scarcity Fuels Institutional Entry

In a market where new construction remains limited and inventory is historically low, institutional ownership via real estate lessors becomes a strategic response to scarcity. With only 7 lessors in San Miguel County and 9 in Grand County, the gap between Eagle/Pitkin and the rest underscores a regional bifurcation: the most sought-after resorts are not just destinations, but asset classes. This trend suggests that future growth will not be driven by volume but by the efficiency and scale of ownership models already in place.



Photo: Denverjeffrey (Jeffrey Beall) . . CC BY-SA 3.0 . Wikimedia Commons

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

